

6/26

9/01/06 12:32:24
BK 538 PG 434
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

PREPARED BY:
LAW OFFICES OF JAMES E. HOLLAND
P. O. Box 256
Horn Lake, MS 38637
(662) 342-1333
No Title Examination, Tax Information
or Trust Work Requested or Provided.

QUIT CLAIM DEED
WITH RETAINED LIFE ESTATE

FOR AND IN CONSIDERATION of the sum of Ten (\$10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, **JOYCE CLARKSON**, Grantor, does hereby grant, bargain, sell, quitclaim and convey unto **RUSSELL W. CLARKSON, PATRICIA A. KLINE and RHONDA G. TERRAZAS**, Grantees, as tenants in common, the following described property, to-wit:

4.785 acres, more or less, in the Southwest Quarter of Section 32, Township 1 South, Range 8 West, described as commencing at the southeast corner of the northwest quarter of said Section 32; thence South 89 degrees 37 minutes 40 seconds west along the south line of Allen Subdivision, a distance of 333.0 feet to the northeast corner of the land conveyed to John L. Wright by Deed in Book 136, page 17; thence with Wright's east line run south 625.675 feet to a point, said point being the Northwest corner of the 4.785 acre tract this day conveyed to David Holland, et ux; thence East, a distance of 333.00 feet to a point; said point being the northeast corner of the said Holland tract; thence North 626.755 feet to the point of beginning, intending to describe the north one-half of the property conveyed to the parties herein at Deed Book 145, Page 739.

There is also included in this conveyance, a non-exclusive easement for driveway purposes and an undivided one-fourth interest in and to a 50 foot strip of land described as follows:

Beginning at a point 307.99 feet west of the southeast corner of the southwest quarter of Section 32, Township 1 South, Range 8 West, (which point is the southwest corner of the Kimbrell 10.05 acre tract as described by deed in Book 134, Page 472); thence north with Kimbrell's west line 1,421.13 feet to Kimbrell's northwest corner; thence west 50 feet to a point (which point is 25 feet west

PMF

of the southeast corner of the 10.38 acres described above); thence south parallel with and- 50 feet west of Kimbrell's west line, 1,421.13 feet to a point in the south line of Section 32; thence east 50 feet to the point of beginning; subject to the right of way of Nail Road on the South side.

ALSO, subject to a right of way as recorded in Book 150, Page 29, in the office of the Chancery Clerk of DeSoto County, Mississippi.

A non-exclusive easement for driveway purposes and an undivided interest in the above described 50 foot strip of land that was conveyed to John U Wright on August 4, 1978, by Deed in Book 136, page 17, to which deed reference is hereby made.

This conveyance is made subject to a **RETAINED LIFE ESTATE** in the Grantor, **JOYCE CLARKSON**.

This conveyance is subject to the Joint Maintenance Agreement attached hereto as "Exhibit A."

Title examination and survey were neither requested by the Grantor or Grantees nor performed prior to the preparation of this instrument. No tax advise was requested or given.

Any and all ad valorem taxes and/or special assessments for the year 2006 and following shall be the responsibility of **JOYCE CLARKSON** during the tenancy of her life estate.

WITNESS the signature of the Grantor on this the 30th day of August, 2006



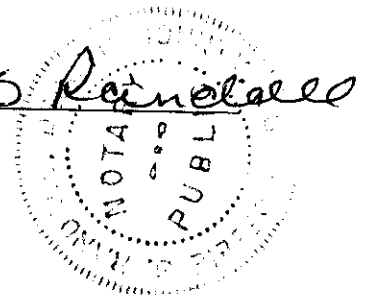
JOYCE CLARKSON, Grantor

**STATE OF MISSISSIPPI
COUNTY OF DESOTO**

PERSONALLY appeared before me, the undersigned authority in and for the said State and County aforesaid, the within named **Joyce Clarkson**, who acknowledged that she executed and delivered the above and foregoing Quit Claim Deed with Retained Life Estate on the day and year therein mentioned as her free and voluntary act and deed and for the purposes therein expressed.

Given under my hand and official seal of office, this the 30th day of August, 2006.

Deanne S. Raines
Notary Public



My Commission Expires:

~~MISSISSIPPI STATEWIDE NOTARY PUBLIC
MY COMMISSION EXPIRES SEPT 10 2007
PROVDED THRU STEGALL NOTARY SERVICE~~

| | |
|-------------------------|--|
| Grantor's Address: | 4574 Nail Road, Horn Lake, MS 38637 |
| Grantor's Telephone No. | Home: 662-393-2652; Work: NA |
| Grantee's Address: | 2295 Coral Hills, Southaven, MS 38671 |
| Grantee's Telephone No. | Home: 901-268-4967; Work: 901-794-4866 |

Indexing Instructions: Southwest Quarter of the Northwest Quarter, Section 32, Township 1 South, Range 8 West, DeSoto County, Mississippi.

JOINT MAINTENANCE AGREEMENT

THIS JOINT MAINTENANCE AGREEMENT is made and entered into this date by and between JOHN L. WRIGHT and wife, MARGARET A. WRIGHT; WILLARD CLARKSON and wife, JOYCE CLARKSON; L.W. KIMBRELL, and wife, MARTHA SUE KIMBRELL; DAVID PATRICK HOLLAND, and wife, CANDACE RENA HOLLAND; and JESSIE WILLIAMS.

WITNESSETH:


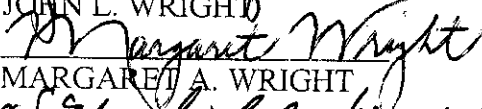
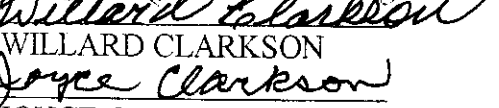

WHEREAS, each undersigned has a fee simple interest in the land more particularly described as follows:


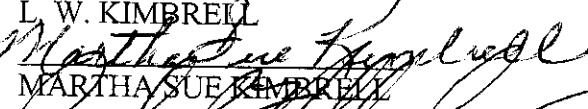



See Exhibit "A"

WHEREAS, the subject land serves as a right of way for each undersigned.

NOW THEREFORE, the undersigned parties hereby stipulate and agree to jointly maintain the subject land for its intended purpose as a joint access right of way to each respective undersigned's real property parcel.

WITNESS THE SIGNATURE of the undersigned on this the 24 day of October, 2002.


JOHN L. WRIGHT

MARGARET A. WRIGHT

WILLARD CLARKSON

JOYCE CLARKSON


L. W. KIMBRELL

MARTHA SUE KIMBRELL

DAVID PATRICK HOLLAND

CANDACE RENA HOLLAND

JESSIE WILLIAMS

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, a Notary Public, in and for said jurisdiction, the within named JOHN L. WRIGHT who acknowledged that he/she executed the above and foregoing instrument on this the 24 day of October, 2002.

Frances E. Williams
NOTARY PUBLIC

(SEAL)

My Commission Expires: **MISSISSIPPI STATEWIDE NOTARY PUBLIC
MY COMMISSION EXPIRES APRIL 14, 2006
BONDED THRU STEGALL NOTARY SERVICE**

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, a Notary Public, in and for said jurisdiction, the within named MARGARET A. WRIGHT who acknowledged that he/she executed the above and foregoing instrument on this the 24 day of October, 2002.

Frances E. Williams
NOTARY PUBLIC

(SEAL)

My Commission Expires: **MISSISSIPPI STATEWIDE NOTARY PUBLIC
MY COMMISSION EXPIRES APRIL 14, 2006
BONDED THRU STEGALL NOTARY SERVICE**

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, a Notary Public, in and for said jurisdiction, the within named WILLARD CLARKSON who acknowledged that he/she executed the above and foregoing instrument on this the 24 day of October, 2002.

Frances E. Williams
NOTARY PUBLIC

(SEAL)

My Commission Expires:

**MISSISSIPPI STATEWIDE NOTARY PUBLIC
MY COMMISSION EXPIRES APRIL 14, 2006
BONDED THRU STEGALL NOTARY SERVICE**

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, a Notary Public, in and for said jurisdiction, the within named JOYCE CLARKSON who acknowledged that he/she executed the above and foregoing instrument on this the 24 day of October, 2002.

Frances E. Williams
NOTARY PUBLIC

(S E A L)

My Commission Expires:

MISSISSIPPI STATEWIDE NOTARY PUBLIC
MY COMMISSION EXPIRES APRIL 14, 2006
BONDED THRU STEGALL NOTARY SERVICE

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, a Notary Public, in and for said jurisdiction, the within named L. W. KIMBRELL who acknowledged that he/she executed the above and foregoing instrument on this the 24 day of October, 2002.

Frances E. Williams
NOTARY PUBLIC

(S E A L)

My Commission Expires:

MISSISSIPPI STATEWIDE NOTARY PUBLIC
MY COMMISSION EXPIRES APRIL 14, 2006
BONDED THRU STEGALL NOTARY SERVICE

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, a Notary Public, in and for said jurisdiction, the within named MARTHA SUE KIMBRELL who acknowledged that he/she executed the above and foregoing instrument on this the 24 day of October, 2002.

Frances E. Williams
NOTARY PUBLIC

(S E A L)

My Commission Expires:

MISSISSIPPI STATEWIDE NOTARY PUBLIC
MY COMMISSION EXPIRES APRIL 14, 2006
BONDED THRU STEGALL NOTARY SERVICE

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, a Notary Public, in and for said jurisdiction, the within named DAVID PATRICK HOLLAND who acknowledged that he/she executed the above and foregoing instrument on this the 24 day of October, 2002.

Frances E. Williams
NOTARY PUBLIC

(SEAL)

My Commission Expires: MISSISSIPPI STATEWIDE NOTARY PUBLIC
MY COMMISSION EXPIRES APRIL 14, 2006
BONDED THRU STEGALL NOTARY SERVICE

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, a Notary Public, in and for said jurisdiction, the within named CANDACE RENA HOLLAND who acknowledged that he/she executed the above and foregoing instrument on this the 24 day of October, 2002.

Frances E. Williams
NOTARY PUBLIC

(SEAL)

My Commission Expires: MISSISSIPPI STATEWIDE NOTARY PUBLIC
MY COMMISSION EXPIRES APRIL 14, 2006
BONDED THRU STEGALL NOTARY SERVICE

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, a Notary Public, in and for said jurisdiction, the within named JESSIE WILLIAMS who acknowledged that he/she executed the above and foregoing instrument on this the 24 day of October, 2002.

Frances E. Williams
NOTARY PUBLIC

(SEAL)

My Commission Expires: MISSISSIPPI STATEWIDE NOTARY PUBLIC
MY COMMISSION EXPIRES APRIL 14, 2006
BONDED THRU STEGALL NOTARY SERVICE

Beginning at a point 307.99 feet west of the Southeast corner of the Southwest quarter of Section 32, Township 1 South, Range 8 West, (which point is the southwest corner of Kimbrell 10.05 acre tract as described by deed in Book 134, Page 472); thence North with Kimbrell's West line 1,421.13 feet to Kimbrell's Northwest corner; thence West 50 feet to a point (which point is 25 feet West of the Southeast corner of the 10.38 acres described above); thence South parallel with and 50 feet West of Kimbrell's West line 1,421.13 feet to a point in the South line of Section 32; thence East 50 feet to the point of beginning; subject to the right of way of Nail Road on the South side, lying in the SW 1/4 of Section 32, Township 1 South, Range 8 West.